

Appendix A – Comments on further evidence requested by the Council planner as part of the s42a Report.

1. Regarding submission point 292.6, Council Planner states “... *further evidence is required to demonstrate location, type, scale, funding and staging of infrastructure for the area, transport links and connectivity, how existing values (including amenity, landscape, natural character, ecological, heritage, water bodies, high class soils and view catchments) will be managed, potential natural hazards and how these will be managed, how stormwater will be managed... In terms of 1012 Gordonton Road (submission [292.6]) I consider that it could be appropriate to rezone this lot in principle but there is a level of detail that is lacking and if the submitter is able to provide such detail at the hearing then I am open to changing my recommendation.*”

The information provided within this appendix is intended to provide the additional level of detail that the Council Planner has sought to be supplied at the hearing.

Infrastructure

2. Regarding infrastructure, the s42a report outlined that further evidence is required to demonstrate the type, location, scale and funding of infrastructure. In this regard, a 3 Waters Assessment has been provided in support of this submission which outlines possible solutions for infrastructure should Submission Point 292.6 be accepted. With reliance on this report, it is my opinion that despite the lack of Council owned infrastructure in the vicinity of the site, the land can be adequately serviced by 3 waters infrastructure in a manner that is consistent with the existing environment and without adverse effect on the surrounding environment.
3. Further to the above, the recent conversion of nearby property 16 Garfield Street, Gordonton into residential land as part of the PDP, in my opinion, provides evidence that such rezoning can be appropriate, as this site is subject to the same infrastructure related constraints as 1012 Gordonton Road (see images below).

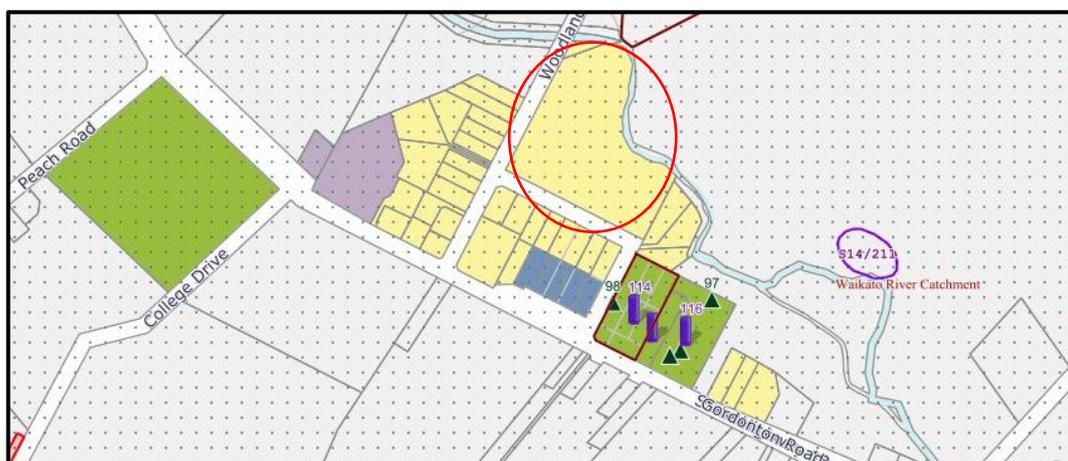


Image 1: Gordonton excerpt of WDC PDP maps with 16 Garfield street highlighted (red circle).

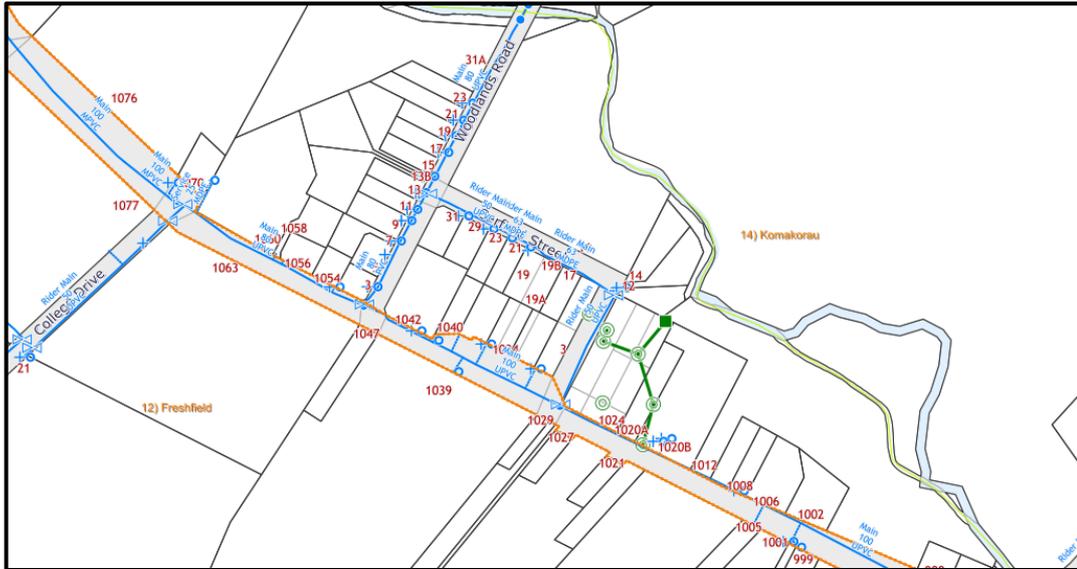


Image 2: Gordonton 3 waters services (WDC Maps).

Transportation and connectivity

4. In addition to infrastructure, the s42a report also sought further evidence to demonstrate transport links and connectivity. In response to this, an indicative scheme plan has been provided within **Attachment B** which acknowledges the topographical constraints for developing this site.
5. Possible transport solutions will utilise the two site existing frontages that this site has onto Gordonton Road. They could include a public road or private shared accessway extending from the western-most road frontage, along with private crossings from the remaining Gordonton Road frontage where elevated land provides opportunities to do so.
6. Any new roads, crossings or crossing upgrades would likely be controlled by WDC and NZTA through the resource consent process.
7. In addition to vehicle traffic, it is noted that a 5m esplanade strip is located along almost the full southern edge of the Komakorau Stream from Piako Road to Woodcock Road, with the exception of the property at 16 Garfield Street. As such, there may be the potential for walking connectivity to be enhanced through a collaborative approach with Council and the nearby landowners where the esplanade reserve could be utilised. It is also noted that footpaths run along the streets in the vicinity of this site from Piako Road to Woodcock Road.
8. The exact connections to and through the site will need to be guided by additional expert reporting and collaboration with Council at any future subdivision design and consent stage. The information above and attached scheme simply provides a possible solution.

Existing values

9. The s42a report also sought information regarding how existing values could be managed. Specifically, “*amenity, landscape, natural character, ecological, heritage, water bodies, high class soils and view catchments*” were mentioned.
10. This site, however, has no identified natural character or known ecological significance.
11. Regarding amenity and viewshafts, due to the limited developable land and the fact much of the developable land is not readily visible from the street, it is my opinion that the residential development of this land would not give rise to significant adverse amenity effects. I also consider that these effects could be sufficiently addressed through the resource consent process due to the small size of this site and its limited development potential.
12. Regarding water bodies, it is noted that the Komakorau Stream runs through the Site; however, I consider that it will be adequately protected from urban development by the topographical constraints of the site and the esplanade strip. It is likely that the stream will be a focus of mitigation for any future subdivision process, where reporting and the resulting conditions of consent will adequately address any potential effects on the stream.
13. It is noted that stock currently occupy this piece of land up to the stream boundaries. As a result, I consider that urban development guided by the appropriate consent process can protect this stream better than this current arrangement.
14. Regarding heritage, due to the proximity of this site to an archaeological site (S14/211 – see Image 1) on the elevated portion of the neighbouring property, archaeological and cultural considerations will inform any future development of this site. As 1012 Gordonton Road is not directly affected by this archeological site, I consider that it is appropriate for mana whenua consultation to form part of any subdivision design or consent process, from which appropriate reporting and conditions of consent would be commissioned and imposed (respectively) as appropriate.
15. Regarding high-class soils, this site is potentially limited by wetness at the lower levels and is a small site that is not suitable for productive farming. As a result, I do not consider that productive soils will be lost as part of any potential rezoning.

Natural hazards

16. It was also requested via the s42a report that further evidence be provided on the potential natural hazards and how they might be managed. As outlined previously, the 3 waters report of **Appendix B** provides an assessment of flood risk and makes

recommendations for this site. As well as flooding, slope stability, seismic risk, liquefaction, and other natural hazards related to subsoil conditions will all need to be considerations for any future development of this site. This would be through a s106 natural hazards assessment as part of the subdivision consent process. I consider that this anticipated reporting and associated recommendations will be sufficient to mitigate natural hazard risk for future development.

17. Further to the above, the existing residential development in the vicinity of this site provides somewhat of an indication that residential development can be appropriate in this area.

PDP strategic objectives and General Development Principles of the WRPS

18. The s42a report notes that in the absence of additional information it is unclear whether the Strategic objectives of the PDP and the General Principles of the WRPS can be achieved or satisfied (respectively). I consider, based on the additional assessment above, the supporting information provided, and the anticipated future reporting (**Appendix B**), that the rezoning of this land can sufficiently meet these high-level directions.